



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

Rs. 500

e-Stamp

Certificate No. : IN-KA62265352207512X
 Certificate Issued Date : 25-Feb-2025 10:35 AM
 Account Reference : NONJUDICIAL (F.V. KARNI) 08/ MALLESHWARA 10/ KA-GN
 Unique Doc. Reference : SUBIN KAKACHSPL0856350215099702X
 Purchased by : SRINIVASAN L.G.
 Description of Document : Article 30(1) iii Lease of Immovable Property - Not exceeding 1 year
 in case of Residential property
 Property Description : LEASE AGREEMENT
 Consideration Price / Others (Rs.) : 8,50,000
 (Eight Lakh Fifty Thousand only)
 First Party : NEELAMMA
 Second Party : SRINIVASAN L.G.
 Stamp Duty Paid By : SRINIVASAN L.G.
 Stamp Duty Amount (Rs.) : 500
 (Five Hundred only)



AGREEMENT OF LEASE

THIS AGREEMENT OF LEASE is made and executed at Bangalore on this 25th day of February 2025 by and between; Smt. NEELAMMA D/o. Kandhamma, residing at No.30, 4B Main Road, Muneshwara Block, Palace Gutta Halli, Bangalore-560 003, hereinafter called the "**LESSOR**" of the **FIRST PART, AND** Sri. SRINIVASAN.L.G. S/o. Ganesh.L.R., residing at No.24/1, Backiya Street, Bharathi Nagar, Madurai South, Madurai, Tamil Nadu-625009, hereinafter called the "**LESSEE**" of the **SECOND PART;**
 (The terms shall express their legal heirs, administrators, assigns, executants etc).

Statutory Alert

1. The authenticity of this Stamp Certificate should be verified at www.e-stamping.karnataka.gov.in or State e-stamping website. Any discrepancy between the Certificate and its available on the website e-stamping website is void.
2. The only of stamping and registration is on the basis of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

WHEREAS the Lessor has offered to lease out the 2nd floor residential portion situated at No.30, 4B Main Road, Muneshwara Block, Palace Guttahalli, Bangalore-560 003, as shown in the schedule and the Lessee has approached the Lessor and has offered to occupy the same on lease under following terms and conditions:

NOW IS AGREEMENT OF LEASE IS WITNESSETH AS FOLLOWS:

1. The Lessee has paid Lease amount of **Rs.8,50,000/- (Rupees eight lakhs fifty thousand only)** to the Lessor on this day of agreement by way of cash.
2. Whereas the Lessor has agreed to give possession of said schedule premises on lease to the said Lessee and received **Rs.8,50,000/- (Rupees eight lakhs fifty thousand only)** lease amount from Lessee on this date of agreement.
3. Whereas the said total lease amount of **Rs.8,50,000/- (Rupees eight lakhs fifty thousand only)** shall not carries any interest and LESSOR has agreed to refund / remit lease amount to the LESSEE by deducting any damages / alteration / additions in the premises at the time of termination of this Lease Agreement.
4. This Agreement of Lease will be valid up to **2 (two) years** commencing from **2nd day of March 2025 to 2nd day of March 2027** and subject to renew/continue the lease period on mutual understanding with two parties.
5. The Lessee need not to pay the monthly rent to the Lessor and whereas Lessor need not to pay interest for the said Lease amount.
6. The Lessee is in liable to pay monthly electric consumption charges to their concerned department which is in separate meter bill
7. Whereas water and motor will be paid by the Lessee to the Lessor every month without fail.
8. The Lessee does not make any alterations or additions or damages to the said schedule premises without the written consent from LESSOR. If any damages caused to the premises or any other equipments the cost for that shall be deducted in the Lease Amount.



9. Whereas the Lessee should keep the premises in tidy, clean, and must utilize the same for his **residential purpose** only and not for any illegal/unlawful purposes
10. The Lessee should not part, let, under-let sub-let, re-let or lease the schedule premises to any other person/s without the consent of Lessor.
11. Whereas, Lessor has agreed to refund Lease amount of **Rs.8,50,000/- (Rupees eight lakhs fifty thousand only)** to the Lessee at the time of termination of this Agreement on interest free deposit.
12. The Lessee shall pay towards painting charges as per actual to the lessor at the time of vacating the schedule premises.
13. On expiry of this Lease Agreement, Lessor or Lessee should issue **3 (three) months** prior notice to each other in case of which if Lessor is in need of schedule premises or if Lessee seeks to vacate schedule premises.

SCHEDULE

All that piece and parcel of 2nd floor residential portion situated at No.30, 4B Main Road, Muneshwara Block, Palace Gutta Halli, Bangalore-560 003, consisting of two bedrooms, one hall, kitchen, attached toilet and bathroom with electricity and water facilities.

IN WITNESSES WHEREOF, both LESSOR & LESSEE have agreed and put their respective signatures in the presence of witnesses on this day, month and year first above written at Bangalore.

WITNESSES:

1. V. Malay

K. Thoon
LESSOR / OWNER

2. L. R. Srinivasan

L. G. Srinivasan
LESSEE / TENANT



M. VENKATARAMAN
Advocate & Notary Public
Palace Gutta Halli
Bangalore - 560 003